

011.A

0001

0408.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

330,400 / 330,400

USE VALUE:

330,400 / 330,400

ASSESSED:

330,400 / 330,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 408

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

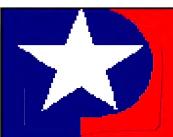
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								149324
								GIS Ref
								GIS Ref
								Insp Date
								10/11/17



USER DEFINED
 Prior Id # 1: 149324
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PREVIOUS ASSESSMENT

Parcel ID								011.A-0001-0408.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	330,400	0	.	.	330,400	330,400	Year end	12/23/2021
2021	102	FV	325,800	0	.	.	325,800	325,800	Year End Roll	12/10/2020
2020	102	FV	316,600	0	.	.	316,600	316,600	Year End Roll	12/18/2019
2019	102	FV	267,500	0	.	.	267,500	267,500	Year End Roll	1/3/2019
2018	102	FV	221,500	0	.	.	221,500	221,500	Year End Roll	12/20/2017
2017	102	FV	206,100	0	.	.	206,100	206,100	Year End Roll	1/3/2017
2016	102	FV	206,100	0	.	.	206,100	206,100	Year End	1/4/2016
2015	102	FV	186,100	0	.	.	186,100	186,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1	- Concrete			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 1	Rating:												
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 4	- Flat			OTHER FEATURES													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: N	- NONE			Frl: 1	Rating:			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: C	- Average							Lvl 2									
Year Blt: 1971	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict:	Fact: .							Totals				RMS: 3	BRs: 1	Baths: 1	HB		
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			28. %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal	2 - Plaster			Functional:				%	Interior:	1	3	1	0				
Sec Int Wall:	%			Economic:				%	Additions:								
Partition: T	- Typical			Special:				%	Kitchen:								
Prim Floors: 4	- Carpet			Override:				%	Baths:								
Sec Floors:	%			Total:			28.8 %	Plumbing:									
Bsmt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 325.00				Heating:									
Bsmt Gar:				Size Adj.: 1.34269667				General:									
Electric: 3	- Typical			Const Adj.: 1.00909925													
Insulation: 2	- Typical			Adj \$ / SQ: 440.347													
Int vs Ext: S				Other Features: 32749													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003													
# Heat Sys: 1				NBHD Mod: 1.00													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 464010													
% Com Wal	% Sprinkled			Depreciation: 133635													
				Depreciated Total: 330375													
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0408.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
Total Yard Items:				Total Special Features:								Total:					
More: N																	

Sketch Description

IMAGE

AssessPro Patriot Properties, Inc.